

**VISTA LA JOLLA TOWNHOMES ASSOCIATION
REGULAR BOARD MEETING
WEDNESDAY, JUNE 9, 2021
6:00 PM
ZOOM VIDEO CONFERENCE**

DIRECTORS PRESENT:

Susanne Ball, President
Kurt Swanson, Vice President
Victor Zeng, Treasurer
Sue Rotunno, Secretary
Pamela Findling, Director

ALSO PRESENT:

Sean DeFreitas, A. McKibbin & Co.
Kim Angell, A. McKibbin & Co.
5 Homeowners

CALL TO ORDER

After a quorum was established, Susanne Ball, President, called the Regular Board Meeting to order at 6:00 P.M.

HOMEOWNER INPUT

There were five Homeowners present for the Meeting for hearings.

APPROVAL OF MINUTES

The May 12, 2021 Regular & Executive Meeting Minutes were reviewed and discussed. Kurt Swanson made a motion to approve the May 12, 2021 Regular & Executive Meeting Minutes as submitted. Susanne Ball seconded the motion and the motion passed unanimously.

FINANCIAL REPORT

The May 2021 financial statements and bank reconciliations were reviewed by the Board. After some discussion, Kurt Swanson made a motion to approve the May 2021 financial statements and bank reconciliations subject to the annual audit. Susanne Ball seconded the motion and the motion passed unanimously.

FISCAL ITEMS

A. ACCOUNTS RECEIVABLE

Management advised the Board that there are no delinquent accounts at this time.

MAINTENANCE

A. LANDSCAPE PROPOSAL

Management provided the Board with the April and May landscape reports from BrightView and four proposals for plant enhancements and irrigation. After some discussion, the Board unanimously approved to table the proposals for the next Board meeting.

B. TREE TRIMMING

Management advised the Board that we are pending a start date from Western Tree and we will advise the Board once we have the schedule.

C. CLUBHOUSE UPDATES

Management provided the Board with questions regarding the clubhouse. Management and the Board discussed the status of the clubhouse and Management updated the Board with expected delivery of appliances.

D. FIRE EXTINGUISHERS

Management provided the Board with a proposal to service all the fire extinguishers throughout the Community. After some discussion, Kurt Swanson made a motion to approve the proposal to service the extinguishers. Pamela Findling seconded the motion and the motion passed unanimously.

E. UTILITY CABINET DOORS

Management advised the Board that we are still working on different materials and ways to permanently repair the cabinets to support new doors and/or different material.

ADMINISTRATIVE ITEMS

A. ARC APPLICATION

Management provided the Board with an ARC application from 8935 Via Amable to install solar panels. Management advised the Board that indemnity agreement that the Homeowner submitted was not notarized and this agreement needs to be notarized so that it is a recorded document. The Board unanimously denied the application until the indemnity agreement is signed and notarized by the Homeowner.

B. CORRESPONDENCE

Management provided the Board with copies of letters sent since the last meeting.

C. NEWSLETTER

Management provided the Board with the most recent newsletter that was sent out to the Membership.

NEW BUSINESS

Management advised the Board that there are two areas where we need to fix the concrete trip hazards; one at 8846 Via Andar and one at 8810 Via Andar. Exact Construction submitted a proposal for \$14,125.00 to repair the concrete. Kurt Swanson made a motion to approve the proposal for Exact Construction. Susanne Ball seconded the motion and the motion passed unanimously.

ADJOURNMENT

With no additional items to discuss, the Regular Session was adjourned at 6:31 p.m.

Respectfully Submitted,
Kim Angell, Recording Secretary

APPROVED:

Approved Via Zoom Video Conference

7/14/2021

Sue Rotunno, Secretary

Date